

PUBLIC HEARING—October 13, 1965

Appeals #8414-15-16. Stanton Oaks Associates and Partnership, Clayton Vaughn and Estate of Mildred E. Nash, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. McIntosh not voting, the following Order was entered on October 19, 1965:

**ORDERED:**

That the appeal for a n exception under paragraph 3307.2 of the Zoning Regulations to permit erection of groups of garden type apartment buildings as single buildings and for a variance from the FAR and lot occupancy requirements, and for a variance from the requirements for two side yards less than twenty feet in width for each group of buildings at Stanton and Elvans Roads, S.E., lots 888, 887, 951, 885~~1~~, ~~11~~ 956, 919 and 963, square 5874, be granted for the following reasons:

(1) From the records and the evidence adduced at the hearing, we are of the opinion that appellant has pro en a case of hardship within the provisions of Section 8207.11 of the Zoning Regulations due to the difficult terrain and shape of the property. We feel that the waiver of side yard requirements and the FAR of .9 with excess of 25% lot occupancy, can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and map.

(2) The Board also finds that the vehicular access to all the groups are provided and adequate. The Board further finds that the erection of this group of apartment buildings will not affect adversely the present character or future development of the neighborhood.

(3) These apartment buildings will be located in the R-5-A District and in the opinion of the Board their erection will be in harmony with the general purpose and intent of the Zoning Regulations and maps and will not tend to affect adversely the use of neighboring property in accordance with these regulations and maps.

(4) There was no objection to the granting of this appeal registered at the public hearing.